

By-Law 2020-183

**A By-Law of the City of Greater Sudbury to Designate the Property
Municipally Known as 162 Mackenzie Street as a Property of Cultural Heritage
Value or Interest Under Section 29, Part IV of the *Ontario Heritage Act***

Whereas Section 29, Part IV of the *Ontario Heritage Act* authorizes the council of a municipality to design a property within the municipality to be of cultural heritage value or interest on the terms set out therein;

And Whereas council for a municipality may only designate a property under Section 29 Part IV of the *Ontario Heritage Act*, if the property meets one or more of the criteria as prescribed under O.Reg 9/06;

And Whereas 162 MacKenzie Street was evaluated against the criteria in O.Reg 9/06, and Council for the City of Greater Sudbury determined that the property has cultural heritage value or interest;

And Whereas notice of intent to designate 162 MacKenzie Street as being of cultural heritage value or interest was published in a newspaper having general circulation in the municipality on November 14, 2020 and was also served on the owner and on the Ontario Heritage Trust, in accordance with the requirements of section 29 of the *Ontario Heritage Act*;

And Whereas no notice of the objection to the proposed designation has been served on the Clerk of the City of Greater Sudbury, and the time for filing such objections has passed;

Now therefore, Council of the City of Greater Sudbury hereby enacts as follows:

Designation

1. Pursuant to the authority granted under section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 as amended, Council for the City of Greater Sudbury hereby designates, as being of cultural heritage value and interest, the property:

- (a) municipally known as 162 MacKenzie Street, Sudbury;
- (b) legally described as PIN 02138-0201(LT), Being Lots 308-322 Plan 1SC; Lowe Street and Part A Lane Plan 1SC as in S5129; Part Lot 5, Con 4, as in S55853; excepting Part 1 on Plan 53R-16310 as in LT87281 and Excepting Parts 2, 3 and

4 on Plan 53R-20995 and as shown in the aerial view attached hereto as Schedule "A";

- (c) owned by Red Oak Villa 2015 Inc.; and
- (d) further described in the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes as set out in Schedule "B" attached hereto

Schedules Incorporated

2. Schedule "A" and Schedule "B" attached hereto are incorporated into and form a part of this By-law. A copy of Schedule "A" can also be viewed at the office of the City Clerk.

Registration

3. The City Solicitor is hereby authorized and directed to register a copy of this Designating By-law to be registered on title to the property affected in the land titles office for the land registry division of Sudbury (No. 53).

Notice

4. The City Clerk is hereby authorized and directed to cause:
- (a) a copy of this By-law to be served on the owner of the land described in section 1 of this By-law, and on the Ontario Heritage Trust;
 - (b) notice of the passing of this By-law to be published in a newspaper of general circulation within the City of Greater Sudbury; and
 - (c) the property to be entered into the municipal register of property in accordance with section 27 of the *Ontario Heritage Act*.

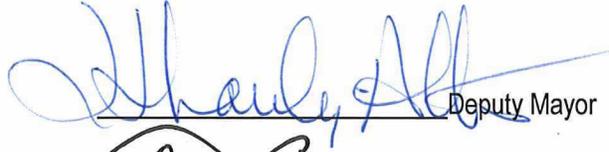
Plaque

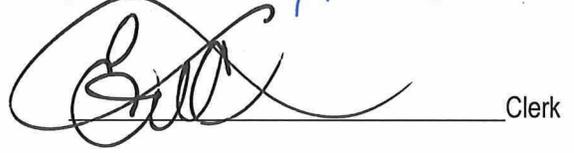
5. The General Manager, Growth and Infrastructure is authorized to install a plaque or interpretive panel reflecting the designation of the building as of cultural heritage value or interest, on the building at 162 MacKenzie Street, of a type and in a location to be determined by the General Manager, Growth and Infrastructure.

Effective Date

6. This By-law shall come into full force and effect upon passage.

Read and Passed in Open Council this 15th day of December, 2020


Deputy Mayor


Clerk

Description and Statement of Cultural Heritage Value or Interest: 162 MacKenzie Street

Civic Address: 162 MacKenzie Street, Sudbury

Legal Description: PIN 02138-0201(LT), Being Lots 308-322 Plan 1SC; Lowe Street and Part A Lane Plan 1SC as in S5129; Part Lot 5, Con 4, as in S55853; excepting Part 1 on Plan 53R-16310 as in LT87281 and Excepting Parts 2, 3 and 4 on Plan 53R-20995 and as shown on the aerial view attached as Schedule "A" to this By-law and also available for viewing in the office of the City Clerk, heritage file;

Description of Property

The Subject Property known as 162 MacKenzie Street is an "L" shaped property and approximately 12,489 square metres. The Subject Property is located on the east side of MacKenzie Street between Baker and Davidson Street. There is currently one structure located on the Subject Property, the 20th century brick former school known as St. Louis de Gonzague.

Summary of Cultural Heritage Value or Interest

The Subject Property known as 162 MacKenzie Street has cultural heritage value or interest for its physical/design values, its historical/associative values, and its contextual values.

162 MacKenzie Street has design value or physical value because it is a unique and early example of an evolved vernacular school building that exhibits the influences of various styles including Collegiate Gothic and Art Deco architecture. 162 MacKenzie Street also appears to be the third oldest surviving school building in Sudbury.

162 MacKenzie Street has historical or associative value because it has direct associations with the theme, activity, and institution of education in Sudbury – specifically, French-language education of the Sudbury Francophone community. The former school is an example of separate bilingual Catholic Francophone education and the coordinated efforts of Anglophone and Francophone School Board members to defy Regulation 17. The former school also

contributed to the repeal of Regulation 17 through the 1927 Royal Commission Inquiry which used the Sudbury Separate Board as an example of positive bilingual instruction. Operating from 1915 to its closure in 2000, 162 MacKenzie Street is directly associated with the events of Regulation 17 and the teaching of French and English language in the community.

162 MacKenzie Street has historical or associative value as it demonstrates the work of architect P.J. O'Gorman who was significant to the creation of institutional buildings, such as schools, churches, and commercial structures, in Sudbury and Northern Ontario. Many of O'Gorman's works are still present in Sudbury and Timmins, Ontario. St. Louis de Gonzague was one of O'Gorman's earliest institutional buildings constructed in Sudbury and appears to have been the first in a series of educational (as well as other institutional, ecclesiastic, and commercial) buildings designed over a prolific career.

162 MacKenzie Street has contextual value because it is important in defining, maintaining, and supporting the character of the area. The area, defined as the Institutional Block, has a mixture of residential, commercial, and institutional buildings. These buildings include churches, schools, and public/government buildings. Eight schools and six public/government buildings are currently within this block. A higher concentration of these structures reinforces this area as an Institutional Block. The Institutional Block, located in the centre of Sudbury, fulfilled the needs of the community by providing educational, religious, leisure, and governmental needs.

162 MacKenzie Street also has contextual value because it is physically, visually, and historically linked to the Institutional Block. The Institutional Block is defined by its multiple schools and public and government buildings, including 162 MacKenzie Street. The overall relationship of the buildings on this Block reinforces these links.

Heritage Attributes

Heritage attributes that illustrate the cultural heritage value or interest of 162 MacKenzie Street lie in the 20th century brick school building, previously known as St. Louis de Gonzague, including:

- Its location, orientation, and scale and massing (*which illustrates its physical/design and contextual values*);
- Monochromatic brickwork (*which illustrates its physical/design values*);

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- Art Deco-influenced parapet (*which illustrates its physical/design values*);
- Twin entrances and porticoes located on the south elevation(*which illustrates its physical/design values*);
- Tower entrance located on the west elevation (*which illustrates its physical/design values*); and,
- The locations and configuration of large window openings (*which illustrates its physical/design values*).

Schedule "A"
to By-law 2020-183 of the City of Greater Sudbury



162 Mackenzie Street, City of Greater Sudbury, ON



KEY MAP



Legend

- 162 Mackenzie Street, City of Greater Sudbury, ON
- Area of Cultural Heritage Value or Interest

REFERENCE(S)

1. Service Layers Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community.
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community.

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162 Mackenzie Street, City of Greater Sudbury, ON

YYYY-MM-DD	2020-10-15
PREPARED	LHC
DESIGNED	JG

NOTE(S)

1. All locations are approximate.

